



**GRASSROOTS**  
REALTY GROUP

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201, 135 Mahogany Parade SE  
Calgary, Alberta

MLS # A2274222



**\$249,900**

Division:	Mahogany		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	548 sq.ft.	Age:	2025 (1 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Corner Lot, Landscaped, Low Maintenance Landscape, Street Lighting		
Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 127
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-

**Features:** Kitchen Island, Low Flow Plumbing Fixtures, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance

**Inclusions:** N/A

Welcome to the Braeburn at ZEN Mahogany &mdash; a stylish and energy-efficient townhome built by a NET ZERO builder! This smartly designed 1 bed, 1 bath home offers 569 sq. ft. of comfortable, modern living with triple-pane windows, advanced insulation, and high-performance construction that keeps utility bills low and comfort high. The open-concept layout features luxury vinyl plank flooring, a bright living area, and a sleek kitchen complete with quartz countertops and a 6-piece Whirlpool appliance package. Enjoy low-maintenance living just steps from Mahogany's lake, pathways, shops, and amenities! Photos are representative.